

CITY OF SALINA, KANSAS
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
April 23, 2007
4:00 p.m.

The City Commission convened at 2:30 p.m. in a Study Session on the Valley View Sanitary Sewer Master Plan. The Regular Meeting of the Board of Commissioners was called to order at 4:00 p.m. in Room 107, City-County Building. A roll call was taken followed by the Pledge of Allegiance and a moment of silence.

There were present:

Mayor Alan E. Jilka, Chairman presiding
Commissioner Luci Larson
Commissioner Aaron Peck
Commissioner R. Abner Perney
Commissioner John K. Vanier II

comprising a quorum of the Board, also present:

Jason A. Gage, City Manager
Greg Bengtson, City Attorney
Lieu Ann Elsey, City Clerk

Absent: None

CITIZEN FORUM

None.

AWARDS - PROCLAMATIONS

(4.1) The day of May 3, 2007 as “National Day of Prayer” in the City of Salina. Roberta Huseman, Chairperson, was not present at this time. The proclamation was read later in the meeting.

PUBLIC HEARINGS AND ITEMS SCHEDULED FOR A CERTAIN TIME

None.

CONSENT AGENDA

(6.1) Approve the minutes of April 16, 2007.

07-7555 Moved by Commissioner Perney, seconded by Commissioner Vanier, to approve the consent agenda as presented. Aye: (5). Nay: (0). Motion carried.

DEVELOPMENT BUSINESS

(7.1) Application #Z07-3, filed by Mike Grabner, requesting a change in zoning district classification from C-3 (Shopping Center) district to C-5 (Service Commercial) district on property addressed as 1513 S. Ninth Street.

(7.1a) First reading Ordinance No. 07-10379.

Dean Andrew, Director of Planning and Community Development, explained the request, Planning Commission's original recommendation and conditions, City Commission action from the March 19, 2007 meeting, and the Planning Commission's second recommendation and conditions. Mr. Andrew also responded to the City Commission's concerns from the March 19th meeting regarding future use of the surrounding area by Kansas Wesleyan University.

A discussion followed between Mayor Jilka and Mr. Andrew regarding one of the Planning Commissioner's concerns regarding the rezoning of the property for a business that would be located on the property would be on a one year lease.

Mr. Andrew then responded to Commissioner Larson's question regarding the C-5 zoning and what would happen if the change in zoning did not happen.

Mr. Andrew also responded to Commissioner Peck's question regarding the number of similar requests that are received per year.

Mr. Andrew continued to explain the difference between the C-3 and C-5 zoning districts.

Wayne Schneider, 1000 S. Marymount Road, Kansas Wesleyan University, commented on the university's five year strategic plan and that the university has no plans of using this property within the next five years.

Mr. Schneider responded to Commissioner Peck's question regarding whether Kansas Wesleyan had received any feedback from surrounding neighbors regarding future use of the property.

Commissioner Perney commented on the zoning of the surrounding property and restrictiveness of the zoning. Commissioner Perney felt that there would be no negative impact if the rezoning was granted.

07-7556 Moved by Commissioner Perney, seconded by Commissioner Vanier, to pass Ordinance No. 07-10379 on first reading. Aye: (4). Nay: (1) Jilka. Motion carried.

(7.2) First reading Ordinance No. 07-10386 amending Chapter 42 of the Salina Code by amending the definition of a junkyard, and adding sections for related definitions.

Dean Andrew, Director of Planning and Community Development, explained the current moratorium for junkyards and the proposed amendments.

Commissioner Perney commented on salvaging, storing, and recycling of metal. Mr. Andrew then responded to Commissioner Perney's question regarding the state's and local definitions of a salvage yard.

A discussion followed between Jason Gage, City Manager, Mr. Andrew and Commissioner Perney comparing the state definition and the proposed definition.

Mr. Gage informed the City Commission that the item would be brought back to them.

07-7557 Moved by Commissioner Vanier, seconded by Commissioner Peck, to pass Ordinance No. 07-10386 on first reading. Aye: (4). Nay: (1) Perney. Motion carried.

(4.1) The day of May 3, 2007 as "National Day of Prayer" in the City of Salina. Roberta Huseman, Chairperson, will read the proclamation and upcoming activities.

ADMINISTRATION

(8.1) Second reading Ordinance No. 07-10383 levying special assessments for improvements.

Karlton Place, City Engineer, explained that there were no changes to the ordinance since last week and that the issue regarding the specials on one of the properties has been resolved.

07-7558 Moved by Commissioner Vanier, seconded by Commissioner Peck, to adopt Ordinance No. 07-10383 on second reading. A roll call vote was taken. Aye: (5) Larson, Peck, Perney, Vanier, Jilka. Nay: (0). Motion carried.

(8.2) Resolution No. 07-6388 amending Article IV of the City of Salina Comprehensive Fee Schedule by adding fees for building contractor licenses and a reinstatement fee for building contractor and skilled trade contractor licenses.

Rod Franz, Director of Finance and Administration, explained the proposed fees.

Jason Gage, City Manager, responded to Commissioner Larson's question regarding the contractor/tradesman registration and the building contractor licenses.

Mr. Gage continued to explain the provisional license and that the licenses would be in effect May 1, 2007.

Mike Foley, Salina Homebuilders Association, commented on the fees and asked that the Commission give them time to review and comment on the fees.

Bob Haworth, Building Advisory Board, commented on the proposed fees and wanted staff to look to see if the fees were appropriate.

Mr. Franz presented and explained to the City Commission a hand out showing fees from communities that were similar in size with Salina.

The Commission noted that the proposed fees were lower than the communities that were surveyed.

Mr. Gage responded to Commissioner Peck's question regarding the intent of the revenues generated from the fees. Mr. Gage noted that the fees are more anticipated to cover administrative costs associated with the license.

07-7559 Moved by Commissioner Vanier, seconded by Commissioner Peck, to adopt Resolution No. 07-6388 with a reinstatement fee of \$15. Aye: (5). Nay: (0). Motion carried.

07-7560 Moved by Commissioner Perney, seconded by Commissioner Larson, to direct staff to review the fees and bring the fees back to the City Commission on the first meeting in June. Aye: (5). Nay: (0). Motion carried.

(8.3) Approval of school zone signage for Salina Christian Academy.

Mike Fraser, Director of General Services, explained the request, placement of the signage, and funding for the changes.

Commissioner Vanier questioned if this had been done for other private schools. Mr. Gage confirmed that a previous request had been approved for St. Mary's Catholic School.

Mr. Fraser responded to Commissioner Perney's question regarding the signage.

A discussion followed between Commissioner Vanier, Mr. Gage, and Mr. Fraser regarding the funding.

Additional discussions followed between Mayor Jilka and Mr. Fraser regarding parking.

Mr. Fraser then responded to Commissioner Larson's question on how long the academy has been there.

Janice Kraus, Principal of Salina Christian Academy, commented on the school's enrollment growth over the years and the generation of traffic.

07-7561 Moved by Commissioner Vanier, seconded by Commissioner Larson, to approve the school zone signage changes at the Salina Christian Academy as presented. Aye: (5). Nay: (0). Motion carried.

(8.4) Award project for the Police Department Window Replacement, Project No. 07-2647.

Steve Snyder, Director of Parks and Recreation, explained the project, funding, and quote received. He then responded to Commissioner Larson's question regarding the cost of removal and installation of the windows and Commissioner Peck's question regarding the number of quotes received.

07-7562 Moved by Commissioner Vanier, seconded by Commissioner Peck, to award the project for the Police Department Window Replacement, Project No. 07-2647 to Glass Services, Inc. in the amount of \$17,784. Aye: (5). Nay: (0). Motion carried.

(8.5) Approve purchase of playground equipment for Oakdale Park.

Steve Snyder, Director of Parks and Recreation, explained that friends and family for the infant son of Steve and Abbi Hodges have donated approximately \$30,000 to be used for children's playground equipment in memory of their infant son Mason Carter Hodges. Mr. Snyder continued to explain the bids received and the Parks and Recreation Advisory Board's recommendation.

Mr. Snyder responded to Commissioner Perney's question regarding the timeframe for completion of the installation of equipment and Commissioner Larson's question regarding the disposition of the existing equipment.

Mr. Snyder then replied to Commissioner Peck's question on how ABCreater better met the specifications than the low bidder.

07-7563 Moved by Commissioner Vanier, seconded by Commissioner Peck, to approve the purchase of a deck system and flexible rope climber from ABCreative, Inc. for a total price of \$25,473 for installation in Oakdale Park as a memorial to Mason Carter Hodges. Aye: (5). Nay: (0). Motion carried.

(8.6) Discussion and consideration of participation in Kenwood/Oakdale Park Planning team with Saline County and the Salina Area Chamber of Commerce.

Jason Gage, City Manager, explained current use of the park area and the request to form the committee.

Dennis Lauver, Salina Area Chamber of Commerce, explained the County's commitment and the proposed committee structure.

Commissioner Vanier commended the County for suggesting that no commissioners serve on the committee and suggested that staff is used as references and not members of the task force.

A discussion followed between Commissioner Vanier and Mr. Lauver regarding having an outside organization to facilitate the task force. Commissioner Vanier wanted to be sure that the Chamber was not being "overloaded".

Mr. Lauver then responded to Commissioner Peck's question regarding who would review the applicants for the committee. Mr. Lauver noted that he would assume that the City Commission would review their applications.

07-7564 Moved by Commissioner Vanier, seconded by Commissioner Perney, to endorse the forming of a Kenwood/Oakdale Park Planning Team and participate in the planning team. Aye: (5). Nay: (0). Motion carried.

(8.7) Resolution No. 07-6389 authorizing an agreement with Berkley Risk Administrators Company, LLC for Workers Compensation, Third Party Administrator (TPA) Services.

Natalie Fischer, Director of Human Resources, explained the city's workers compensation program, agreement, and funding.

07-7565 Moved by Commissioner Vanier, seconded by Commissioner Peck, to adopt Resolution No. 07-6389. Aye: (5). Nay: (0). Motion carried.

(8.8) Resolution No. 07-6390 authorizing the City Manager to instruct binding of coverage for Excess Workers Compensation Insurance with Midwest Employers Casualty Company.

Natalie Fischer, Director of Human Resources, explained program, quotes received, and funding.

07-7566 Moved by Commissioner Vanier, seconded by Commissioner Peck, to adopt Resolution No. 07-6390 at the \$300,000 specific retention level in the amount of \$41,824. Aye: (5). Nay: (0). Motion carried.

(8.9) Request for Executive Session (legal).

07-7567 Moved by Commissioner Vanier, seconded by Commissioner Perney, to recess into executive session for 20 minutes to discuss matters subject to the attorney-client privilege for the reason that public discussion would waive the privilege; and reconvene at 5:50 p.m. Aye: (5). Nay: (0). Motion carried.

The City Commission recessed into executive session at 5:30 p.m.

Mayor Jilka requested an additional 20 minutes at 5:55 p.m.

The City Commission reconvened at 6:37 p.m.

OTHER BUSINESS

None.

ADJOURNMENT

07-7568 Moved by Commissioner Vanier, seconded by Commissioner Perney, that the Regular Meeting of the Board of Commissioners be adjourned. Aye: (5). Nay: (0). Motion carried. The meeting adjourned at 6:37 p.m.

Alan E. Jilka, Mayor

[SEAL]
ATTEST:

Lieu Ann Elsey, CMC, City Clerk